120.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	814,000 / 814,000
					USE VALUE:	814,000 / 814,000
					ASSESSED:	814,000 / 814,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAIKH SHAJID/FARHA
Owner 2:	
Owner 3:	
Street 1:	135 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	XHAMA ALBERT A -
Owner 2:	XHAMA ANILA S -
Street 1:	135 WINCHESTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,320 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Vinyl Exterior and 2080 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10320.000	302,100	1,200	510,700	814,000
Total Card	0.237	302,100	1,200	510,700	814,000
Total Parcel	0.237	302,100	1,200	510,700	814,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.35 | /Parcel: 391.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 77428
GIS Ref:
GIS Ref:
Insp Date: 11/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,100	1200	10,320.	510,700	814,000	814,000	Year End Roll	12/18/2019
2019	101	FV	302,000	7900	10,320.	518,000	827,900	827,900	Year End Roll	1/3/2019
2018	101	FV	302,000	7900	10,320.	386,700	696,600	696,600	Year End Roll	12/20/2017
2017	101	FV	302,000	7900	10,320.	350,200	660,100	660,100	Year End Roll	1/3/2017
2016	101	FV	302,000	7900	10,320.	335,600	645,500	645,500	Year End	1/4/2016
2015	101	FV	254,500	8200	10,320.	284,500	547,200	547,200	Year End Roll	12/11/2014
2014	101	FV	254,500	8200	10,320.	270,000	532,700	532,700	Year End Roll	12/16/2013
2013	101	FV	254,500	8200	10,320.	256,800	519,500	519,500		12/13/2012

!9298!

PRINT

Date	Time
12/10/20	23:47:48

LAST REV

Date	Time
09/03/19	11:47:11

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9298

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
XHAMA ALBERT A	50849-128		3/7/2008		540,000	No	No		
KEZIMA SYLVIA	31855-224		9/25/2000		400,000	No	No		
KEZIMA ROBERT P	25302-495		4/25/1995		1	No	No		F

USER DEFINED

Prior Id # 1:	77428
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2016	511	Redo Kit	17,000					install new kitch
10/16/2000	805	Redo Kit	5,500	C				REMODEL KITCHEN-AD
10/25/1995	618	Manual	4,000					ROOF/CEILING/GARAG

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	BS	Barbara S
3/23/2009	Meas/Inspect	189	PATRIOT
12/28/2000	MLS	MM	Mary M
3/13/2000	Inspected	276	PATRIOT
2/15/2000	Entry Denied	268	PATRIOT
8/31/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10320		Sq. Ft.	Site		0	70.	0.71	5									510,722						510,700	

Total AC/HA: 0.23691 | Total SF/SM: 10320 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 510,722 | Spl Credit | Total: 510,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CHARCOAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	97730
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338659
Depreciation:	36575
Depreciated Total:	302083

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

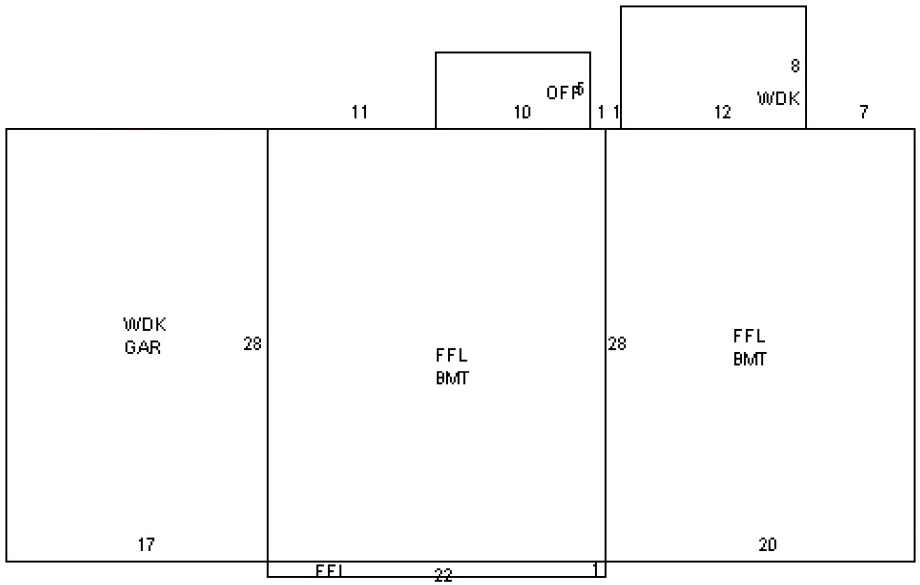
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	87.01
Final Total:	302100	Val/Su SzAd	252.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,198	128.240	153,628
BMT	Basement	1,176	60.400	71,030
WDK	Deck	572	7.750	4,432
GAR	Garage	476	20.250	9,639
OFP	Open Porch	50	44.000	2,200

Net Sketched Area:	3,472			Total:	240,929
Size Ad	1198	Gross Are	3472	FinArea	2080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 120.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	33X18	A	AV	1980	2.88	T	31.2	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200